

CITY OF JERSEY CITY

ZONING MAP

ZONING DISTRICTS

- R-1 ONE AND TWO FAMILY HOUSING
- R-1A ONE AND TWO FAMILY HOUSING
- R-1F ONE AND TWO FAMILY HOUSING
- R-2 MULTI-FAMILY ATTACHED HOUSING (4 STORIES OR LESS)
- R-3 MULTI-FAMILY MID-RISE
- R-4 MULTI-FAMILY HIGH-RISE
- H HISTORIC DISTRICTS
- OR OFFICE/RESIDENTIAL
- NC NEIGHBORHOOD COMMERCIAL
- C/A COMMERCIAL/AUTOMOTIVE
- HC HIGHWAY COMMERCIAL
- CBD CENTRAL BUSINESS DISTRICT
- U UNIVERSITY
- M MEDICAL
- G GOVERNMENT
- I INDUSTRIAL
- PI PORT INDUSTRIAL
- WPD WATERFRONT PLANNED DEVELOPMENT
- DT DESTINATION TOURISM
- C CEMETERY
- P/O PARKS/OPEN SPACE
- NJMC NEW JERSEY MEADOWLANDS COMMISSION

REDEVELOPMENT PLAN AREAS

- see top right panel for full listing.

OVERLAY DISTRICTS

- HISTORIC DISTRICTS
- RESTAURANT OVERLAY ZONE
- PALISADE PRESERVATION OVERLAY
- RIVERVIEW ARTS DISTRICT
- MARION WORKS OFFICE/RESIDENTIAL
- SUBDISTRICT A
- SUBDISTRICT B

- Adopted APRIL 11, 2001
Amended OCTOBER 16, 2003¹
Amended MARCH 10, 2004²
Amended APRIL 28, 2004³
Amended JULY 15, 2004⁴
Amended AUGUST 11, 2004⁵
Amended SEPTEMBER 8, 2004⁶
Amended OCTOBER 6, 2004⁷
Amended OCTOBER 27, 2004⁸
Amended FEBRUARY 9, 2005⁹
Amended MARCH 23, 2005¹⁰
Amended MAY 18, 2005¹¹
Amended JUNE 22, 2005¹²
Amended SEPTEMBER 28, 2005¹³
Amended NOVEMBER 18, 2005¹⁴
Amended FEBRUARY 22, 2006¹⁵
Amended MARCH 22, 2006¹⁶
Amended APRIL 12, 2006¹⁷
Amended APRIL 26, 2006¹⁸
Amended MAY 24, 2006¹⁹
Amended JUNE 13, 2006²⁰
Amended SEPTEMBER 13, 2006²¹
Amended OCTOBER 11, 2006²²
Amended JANUARY 24, 2007²³
Amended FEBRUARY 14, 2007^{24,25,26}
Amended FEBRUARY 15, 2007²⁷
Amended AUGUST 22, 2007²⁸
Amended SEPTEMBER 11, 2007²⁹
Amended MARCH 12, 2008³⁰
Amended MARCH 28, 2008³¹
Amended APRIL 23, 2008³²
Amended MAY 28, 2008³³
Amended JUNE 25, 2008³⁴
Amended AUGUST 6, 2008³⁵
Amended SEPTEMBER 24, 2008³⁶
Amended OCTOBER 7, 2008³⁷
Amended DECEMBER 17, 2008³⁸
Amended JANUARY 28, 2009³⁹
Amended AUGUST 12, 2009⁴⁰
Amended NOVEMBER 24, 2009⁴¹
Amended APRIL 13, 2011⁴²
Amended MAY 25, 2011⁴³
Amended AUGUST 31, 2011⁴⁴
Amended OCTOBER 12, 2011⁴⁵
Amended OCTOBER 26, 2011⁴⁶
Amended DECEMBER 14, 2011^{47,48}
Amended JANUARY 25, 2012⁴⁹
Amended APRIL 11, 2012⁵⁰
Amended JUNE 27, 2012⁵¹
Amended FEBRUARY 27, 2013⁵²
Amended MARCH 13, 2013⁵³
Amended SEPTEMBER 25, 2013⁵⁴

- REDEVELOPMENT PLAN AREAS
1. Armory
 2. Bates Street
 3. Bayfront I
 4. Beacon
 5. Beacon Avenue
 6. Betz Brewery
 7. Block 230 Lot 47
 8. Boland Street
 9. Boyd McGuinness Park
 10. Bright Street
 11. Bright and Varick
 12. Cambridge and North
 13. Canal Crossing
 14. Caven Point
 15. Claremont
 16. Colgate
 17. Columbus Corner
 18. Communipaw West Community Center
 19. Clarifort Transit Village
 20. Dixon Crucible
 21. Droyers Point
 22. Exchange Place
 23. Exchange Place North
 24. Grand Jersey
 25. Grand Street
 26. Green Villa
 27. Greenville Industrial
 28. Gregory Park
 29. Grove and Mercer
 30. Grove Street NDP
 31. Grove Street Station
 32. Grove Street II
 33. Hackensack River Edge
 34. Harsimus Cove Station
 35. Henderson Street South
 36. Hoboken Avenue
 37. Holland Tunnel
 38. Hopkins and Central
 39. Jackson Avenue
 40. Jersey Avenue Light Rail
 41. Jersey Avenue Park
 42. Jersey Avenue Tenth Street
 43. Journal Square 2060
 44. Lafayette Park
 45. Liberty Harbor
 46. Liberty Harbor North
 47. Luis Munoz Marin
 48. MLK Drive
 49. Majestic Theatre
 50. Majestic Theatre II
 51. Marine Industrial
 52. McKinley Square East
 53. Merseles Street
 54. Montgomery Gateway
 55. Montgomery Street
 56. Monticello Avenue
 57. Morgan Grove Marin
 58. Morris Canal
 59. Newark Avenue Downtown
 60. Newport
 61. Ninth and Brunswick
 62. Ninth Street
 63. Ninth Street II
 64. NJCU West Campus
 65. Ocean Bayview
 66. Palisade Hook
 67. Powerhouse Arts District
 68. Republic Container
 69. Route 440 / Culver
 70. School #2
 71. Slip Avenue Gateway
 72. Slip Van Vliet
 73. Hamilton Square
 74. St. John's
 75. Summit Avenue
 76. Summit and Fairmount
 77. Tidewater
 78. Turnkey
 79. Village
 80. Water Street
 81. Wayne Street
 82. Webster Avenue
 83. Western Gateway
 84. West Side Avenue
 85. 1 Exchange Place
 86. Erie Street
 87. 23-25 Duncan Avenue
 88. 325 Palisade Avenue
 89. 828 Ocean Avenue

- ¹Amended to add the Western Gateway Redevelopment Plan Area.
²Amended to add the Slip Avenue Gateway Redevelopment Plan Area.
³Amended to add the Hudson Street Redevelopment Plan Area.
⁴Amended to adjust zoning boundaries in accordance with amendments to the Jersey City Master Plan.
⁵Amended to add the Columbus Corner Redevelopment Plan Area.
⁶Amended to adjust the boundaries of the Water Street Redevelopment Plan Area.
⁷Amended to add the Warehouse Historic District.
⁸Amended to add the NJCU West Campus Redevelopment Plan.
⁹Amended to add the NJCU West Campus Redevelopment Plan Area.
¹⁰Amended to add the West Side Avenue Redevelopment Plan Area.
¹¹Amended to add the Hudson Street Redevelopment Plan Area.
¹²Amended to adjust the boundaries of the Martin Luther King Drive Redevelopment Plan Area.
¹³Amended to remove the Medical District area at the St. Francis Hospital site.
¹⁴Amended to remove the Warehouse Historic District.
¹⁵Amended to add the Morgan Grove Marin Redevelopment Plan Area.
¹⁶Amended to add the Morgan Grove Marin Redevelopment Plan Area.
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⁵³Amended to add the Morgan Grove Marin Redevelopment Plan Area.
⁵⁴Amended to add the Morgan Grove Marin Redevelopment Plan Area.

STEVEN M. FULOP, Mayor
Anthony Cruz, Director
Department of Housing Economic Development and Commerce
Robert D. Cotter, PP, FAICP, Director
Division of City Planning

This map was produced by Jeffrey Wenger, AICP
Jersey City Division of City Planning in New Jersey
State Plan Coordinate System, North American
Datum of 1983. Digitized at an original scale
of 1:4800. Adopted by the Jersey City Municipal
Council on April 11, 2001.

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1 inch = 800 feet
0 400 800 1,600 2,400 3,200 4,000 Feet
0 0.5 1 Miles